



To the Honorable Council  
City of Norfolk, Virginia

February 24, 2022

**From:** George M. Homewood  
Director of Planning

**Subject:** The Monument Companies

**Reviewed:**

**Ward/Superward:** 2/7

Patrick Roberts, Deputy City  
Manager

**Approved:**

Dr. Larry H. Filer II, City Manager

**Item Number:** PH-2A

- I. **Planning Commission Recommendation:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- II. **Request:** Rezoning from IN (Institutional) to MF-NS (Multi-family -Neighborhood Scale) and HL (Historic Landmark). Conditional Use Permit to allow for more than 24 dwelling units.
- III. **Applicant:**     **The Monument Companies**
- IV. **Description:**
  - The rezoning and conditional use application consists of two sites, the former Park Place Methodist Church and its gravel parking area located across 34th Street.
  - The proposed project is to convert the former church into an apartment building containing up to 60 units, with six townhomes located across the street.
  - All six townhomes will front Colonial Avenue with their garages accessed from a rear loading alley behind the townhomes.
  - The footprint and exterior of the church will remain essentially the same.
  - This application also includes a Historic Landmark designation for the older building of the former church.
    - On January 24 the Architectural Review Board (ARB) considered the application to designate the property as a Norfolk Historic Landmark, they unanimously voted 8-0 to recommend approval its designation.
  - The project will be required to set aside 6 units (10% of the apartment units) as inclusionary housing units.

- At the January 27 public hearing, Planning Commission voted to continue the item for a month to allow further discussion with the Park Place Business Association who had concerns.
  - On February 3 a meeting was held with the applicant and Park Place Business Association members.
- Citizens who spoke against this agenda item at the Planning Commission's February 24 public hearing objected to the church's conversion to apartments. While the Park Place Methodist congregation have not utilized this site in over four years, other congregations and community outreach groups who are active in the Park Place community have been able to lease or borrow from time-to-time the church building and wish to continue to do so from this location, which the sale and conversion of this site to residential units will preclude.

**V. Historic Resources Impacts:**

The former Park Place Methodist Church is a contributing structure of the state and national historic Park Place district. Its designation as a Historic Landmark will offer additional protection and potential financial assistance with its preservation.

**VI. Public Schools Impacts:**

- School attendance zones include James Monroe Elementary School (45% utilization), Blair Middle School (96% utilization) and Maury High School (93% utilization).
- Seven additional school aged children are projected to be generated by the proposed development of 60 units and 6 townhomes (0.1 school aged children per unit).
- There is sufficient capacity to absorb seven additional students within these schools or across the school system.

*Staff contact: Joy Kelling at (757) 664-4756, [joy.kirch-kelling@norfolk.gov](mailto:joy.kirch-kelling@norfolk.gov)*

**Attachments:**

- Proponents and Opponents
- Staff Report to CPC dated February 24, 2022 with attachments
- Ordinance

## **Proponents and Opponents**

### **Proponents**

Chris Johnson (applicant)  
1425 E Cary Street  
Richmond VA, 23219

Thomas Dickey (applicant)  
1425 E Cary Street  
Richmond VA, 23219

John Porter  
439 W 30th Street  
Norfolk, VA 23508

Marilyn Lipieko  
1358 W Ocean View Avenue  
Norfolk, VA 23503

Tom Mercer  
2034 Canning Place  
Chesapeake, VA 23322

Charles Johnson  
3226 Omohundro Avenue  
Norfolk, VA 23504

Rodney Jordon  
304 W 36th Street  
Norfolk, VA 23508

### **Opponent**

Elizabeth Moore  
977 Centerville Turnpike  
Virginia Beach, VA 23463

Mary Allsbrook  
1700 Lambs Creek Lane  
Virginia Beach, VA 23455

Ronald Atkins  
1005 Fitchett Street  
Chesapeake, VA 23324

Dale White  
4700 Colley Avenue

Norfolk, VA 23508

Latisha & Joe McDaniel  
526 Connecticut Avenue  
Norfolk, VA 23508



**City Planning Commission Public Hearing: February 24, 2022**

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Joy Kelling

Staff Report	Item No.	
Address	500 - 519 34th Street; 500 - 508 Lamberts Point Road	
Applicant	The Monument Companies	
	Rezoning	From IN (Institutional) to MF-NS (Multi-family -Neighborhood Scale) and HL (Historic Landmark)
	Conditional Use Permit	To allow more than 24 dwelling units
Neighborhood	Park Place	
Surrounding Area	North	C-C (Community Commercial): Colonial Pawn Shop
	East	C-C and MF-NS: Single-family homes, multi-family homes, and Colonial Avenue Park
	South	IN: James Monroe Elementary
	West	C-C and MF-NS: Single-family homes and retail shops
Recommendation	Approval with conditions	



## A. Executive Summary

- This application encompasses two sites; the former Park Place Methodist Church at the northwest corner of 34th Street and Colonial Avenue, and the Church's parking area at the southwest corner of 34th Street and Colonial Avenue.
- The request would allow the former church to be converted into apartments with up to 60 units and the construction of up to six new townhomes across the street and would designate the church as a Norfolk Historic Landmark.
- At the January 27 public hearing, Planning Commission voted to continue the item for a month to allow further discussion with the Park Place Business Association who had concerns.
  - On February 3 a meeting was held with the applicant and Park Place Business Association members.
- Given that the proposed rezoning allows for the adaptive reuse of a contributing historic structure and the addition of townhomes, which are consistent with development in Park Place, staff recommends **approval**.

## B. Plan Consistency

- While the proposed rezoning is not consistent with the future land use map, which designates the site as Institutional, an MF-NS designation is congruent with the predominantly residential neighborhood.
- *plaNorfolk2030* also encourages appropriate reuse of existing historic structures and compatible infill housing on vacant or underutilized parcels.

## C. Zoning Analysis

### i. General

- This rezoning and conditional use application consists of two sites, the former Park Place Methodist Church and its gravel parking area located across 34th Street.
- The proposed project is to convert the former church into an apartment building containing up to 60 units, with six townhomes located across the street.
- The footprint and exterior of the church will remain essentially the same.
- All six townhomes will front Colonial Avenue with their garages accessed from a rear loading alley behind the townhomes.
- This application also includes a Historic Landmark designation for the older building of the former church.
- The project will be required to set aside 6 units (10% of the apartment units) as inclusionary housing units.

### ii. Performance Standards

#### **Dwelling, multi-family**

- A structure or group of structures other than a townhouse dwelling containing three or more dwelling units located on a single zoning lot, or one or more dwelling units in a mixed-use setting. Units may be located side by side in a horizontal configuration, stacked one above the other in a vertical configuration – sharing common vertical

walls or horizontal floors and ceilings – or both. Multi-family dwellings include what are commonly called apartments, or condominium units, but not townhouse dwellings. A multi-family dwelling in which dwelling units are available for rent or lease for periods of three days or less is considered a hotel or motel, or a short-term rental unit.

- A Conditional Use Permit is required in the MF-NS, MF-AC, MF-HR, C-N, C-C, C-R, D-SP, and G-1 districts, for any development of more than 24 multi-family dwelling units.
- Provisions for on-site collection of residents' recyclable solid waste are required.
- All ground level and rooftop mechanical equipment shall be fully screened from view from public streets and from adjacent Residential districts.

### iii. Development Standards

- Parking
  - In the Traditional Character District, townhouses are required to provide 1.75 parking spaces per dwelling unit, the preliminary site plan shows two per unit.
  - The parking requirement for an adaptive reuse of an existing building for multi-family use is one per dwelling unit.
    - The site plan shows 60 parking spaces on the former parking lot.
- Tree Canopy:

The site will be required to be reviewed and approved through the site plan review and comply with the new Tree Canopy requirements of the *Zoning Ordinance*.
- Flood Zone

Applicant's property is located in the AE (High Risk) and X (Shaded) flood zones. The site will be required to comply with flood zone requirements during Site Plan review.

## D. **Historic Landmark Designation**

On January 24 the Architectural Review Board (ARB) considered an application to designate the property as a Norfolk Historic Landmark, architectural details that were taken in account were the following:

“This is a two-and-one-half story church designed in the Greek Revival style and constructed in 1949. The building rests on an elevated 4-course American bond brick foundation. The building is 4-course American bond brick construction clad in brick veneer. It is comprised of two blocks; a sanctuary located at the south end and an educational/administrative wing to the north. A monumental portico with stone Corinthian columns supporting a stone pediment and full entablature marks the south façade. The entablature features a modillioned cornice and the pediment features a raking cornice with modillions and a circular light with traceried lights and articulated surround. The columns rest on squat brick pedestals. The main south entrance is comprised of a double-leaf wood door surmounted by a pediment. The south, east and west walls are marked by two-story, rounded arch stained-glass windows divided by Corinthian pilasters. The windows have stone sills,

rowlock-brick surrounds and articulated, scrolled keystones. The pilasters rest on the stone water table above the raised foundation. The roof is deck-on hip clad in slate shingles. There is a cupola on the deck roof with a cross mounted on the copper dome. The four-sided cupola features rounded arch vents with articulated keystones.

“The educational/administrative wing to the north features similar articulation to the main building including, pilasters, water table, entablature, and construction materials. The windows on this block are one story. The first story windows are 6/6, wood, double-hung sash. The second story windows are 6/6, wood, double-hung sash with rounded arch upper sashes. The second story window features rowlock brick surrounds with articulated, stone keystones and springers. Windows punctuate the foundation below the windows found on the first and second stories. The roof is hipped clad in slate shingles. Entrances are found on the foundation level on the north elevation. This building is a contributing resource to the Park Place Historic District.”

“This church school is concrete block construction clad in brick veneer and follows the Late 19th and Early 20th Century American Movement style of the primary resource. Constructed in 1924, this building has two blocks similar to the adjacent church. The church and school are connected via two hyphens. The south end of the building is two story and feature an engaged portico. The portico features engaged Corinthian columns supporting a pediment. The portico has three bays and similar features to the adjacent building’s portico. There is a two-story stained-glass window centrally located on the south elevation with a rounded arch and articulated keystone. The flanking two bays have paired windows with a common sill on each story. There are foundation windows below each portico bay. The west elevation window openings are boarded. “The north block of the building is four stories. It features a centrally located entrance on the ground story. There is a stone water table, which is broken by the entrance. The water table serves as the foundation window lintels. The north elevation has seven bays. The three central bays feature window openings on the second through fourth stories. The east and west end bays have similar features. The bays adjacent to the end bays have brick panels on the ground story and large brick panels two-stories in height on the second and third stories. There are two stone stringcourses on the north elevation; one serves as the common lintel for the fourth story windows and the other is located above the fourth story windows. The northwest and northeast corners of the north elevation feature brick quoins. The parapet on the north elevation is crenelated and coped in stone. The roof is flat. Windows on this block are 6/6, wood, double-hung sash. The west elevation windows are boarded on the first story. There are two brick chimneys imbedded in the walls. This building is a contributing resource to the Park Place Historic District.”

**ARB Recommendation:**

The ARB, unanimously, by an 8-0 vote, approved the designation of the church as a Norfolk Historic Landmark. This property, including its two architectural resources, is contributing to the Park Place Historic District– state/national.

**E. Mobility Analysis**

- The property lies on HRT transit lines on 35th Street and Colonial Avenue.

- Sidewalks along 34th Street, 35th Street, and Colonial Avenue are part of a larger neighborhood network.

#### **F. Historic Resources Impacts**

The former Park Place Methodist Church is a contributing structure of the state and national historic Park Place district. Its designation as a Historic Landmark will offer additional protection and potential financial assistance with its preservation.

#### **G. Public Schools Impacts**

- School attendance zones include James Monroe Elementary School (45% utilization), Blair Middle School (96% utilization) and Maury High School (93% utilization).
- 7 additional school aged children are projected to be generated by the proposed development of 60 units and 6 townhomes (0.1 school aged children per unit).
- There is sufficient capacity to absorb 7 additional students within these schools or across the school system.

#### **H. Payment of Taxes**

N/A

#### **I. Civic League**

- The applicant attended the November 15 Park Place Zoning and Improvement Committee meeting.
- The applicant met with the Park Place Business Association (PPBA) in October of 2021
  - On January 2 a letter of concern was received from the Park Place Business Association regarding the lapse of time between the initial meeting and the scheduled January 27 Planning Commission public hearing.
  - On February 3 another meeting was held with the applicant and Park Place Business Association members.
  - A letter of opposition from the Park Place Business Association was received on February 16.

#### **J. Communication Outreach/Notification**

- Letters were mailed to all property owners within 300 feet of the property on January 12.
- Legal notification was placed in *The Virginian-Pilot* on January 13 and 20.

#### **K. Recommendation**

The adaptive reuse of the former church and compatible infill complies with the goals and objects of *plaNorfolk2030*. The designation as a Norfolk Historic Landmark will allow any future exterior modifications to be reviewed by the ARB. Staff recommends the rezoning, Conditional Use Permit, and Historic Landmark designation be approved subject to the following conditions:

- a) The site shall be developed in accordance with the *Park Place Methodist Church Adaptive Reuse* conceptual site plan dated November 18, 2021, as prepared by Kimley Horn subject to changes required by Site Plan Review.
- b) The former church complex shall contain no more than 60 units.
- c) No more than six (6) townhomes shall be developed on the site. Townhomes shall front Colonial Avenue with rear loaded garages.
- d) A minimum of six (6) apartment units shall be made available as inclusionary units to individuals and families earning no more than 80% of the then current Virginia Beach-Norfolk-Newport News VA-NC MSA ("Area MSA") median income; provided, however, that the applicant shall not be prevented from renting any inclusionary unit in the ordinary course of its business after such unit has been made available for rent as inclusionary for at least sixty (60) consecutive days. Annually, the applicant must provide the Planning Department with certification that it has complied with this condition

**Attachments:**

Conditional Use Permit Review Standards  
Overview map  
Location map  
Zoning map  
Future Land Use map  
Application  
Notification list of all property owners within 300 feet of the site  
Notice to the Park Place Civic League



#### **2.4.8.C. CONDITIONAL USE PERMIT REVIEW STANDARDS**

A Conditional Use Permit may be approved if the applicant demonstrates that the proposed conditional use:

- 1)** Is consistent with the purposes, goals and policies of the comprehensive plan and other applicable city-adopted plans;
- 2)** Complies with all applicable zoning district-specific standards in Article 3. Zoning Districts;
- 3)** Complies with all applicable use-specific standards in Article 4. Performance Standards;
- 4)** Complies with all applicable development and design standards in Article 5. Development Standards;
- 5)** Complies with all relevant subdivision and infrastructure standards in Chapter 42.5 of City Code;
- 6)** Is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed;
- 7)** Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;
- 8)** Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, night-time activity, and other site elements;
- 9)** Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- 10)** Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- 11)** Is served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- 12)** Maintains adequate parking, loading and other necessary facilities to serve the proposed use;
- 13)** Will not substantially diminish or impair the value of the land within the neighborhood in which it is located.
- 14)** Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various Conditional Use Permits of all types on the immediate neighborhood and the effect of the proposed type of Conditional Use Permit on the city as a whole;
- 15)** Complies with all other relevant city, state and federal laws and standards; and
- 16)** Is required by the public necessity, convenience, general welfare, or good zoning practice.

Form and Correctness Approved: *BAP*

Contents Approved:



By: \_\_\_\_\_  
Office of the City Attorney



By: \_\_\_\_\_  
DEPT. Planning

NORFOLK, VIRGINIA

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## Ordinance No.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT TO AUTHORIZE MULTI-FAMILY DWELLING UNITS ON PROPERTIES LOCATED AT 500 34<sup>TH</sup> STREET, 501 TO 519 34<sup>TH</sup> STREET, 501 TO 509 35<sup>TH</sup> STREET, AND 500 TO 508 LAMBERTS POINT ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a conditional use permit is hereby granted authorizing more than 24 multi-family dwelling units.

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

- (a) Properties front 200 feet, more or less, along the western line of Colonial Avenue, 150 feet, more or less, along the northern line of 34<sup>th</sup> Street, and 175 feet, more or less, along the southern line of 35<sup>th</sup> Street; premises numbered 500 34<sup>th</sup> Street and 501 to 509 35<sup>th</sup> Street; and
- (b) Properties front 176 feet, more or less, along the western line of Colonial Avenue, 275 feet, more or less, along the southern line of 34<sup>th</sup> Street, and 282 feet, more or less, along the northern line of Lamberts Point Road; premises numbered 500 to 508 Lamberts Point Road and 501 to 519 34<sup>th</sup> Street.

Section 3:- That the conditional use permit or permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and all of the following additional conditions, requirements, and limitations:



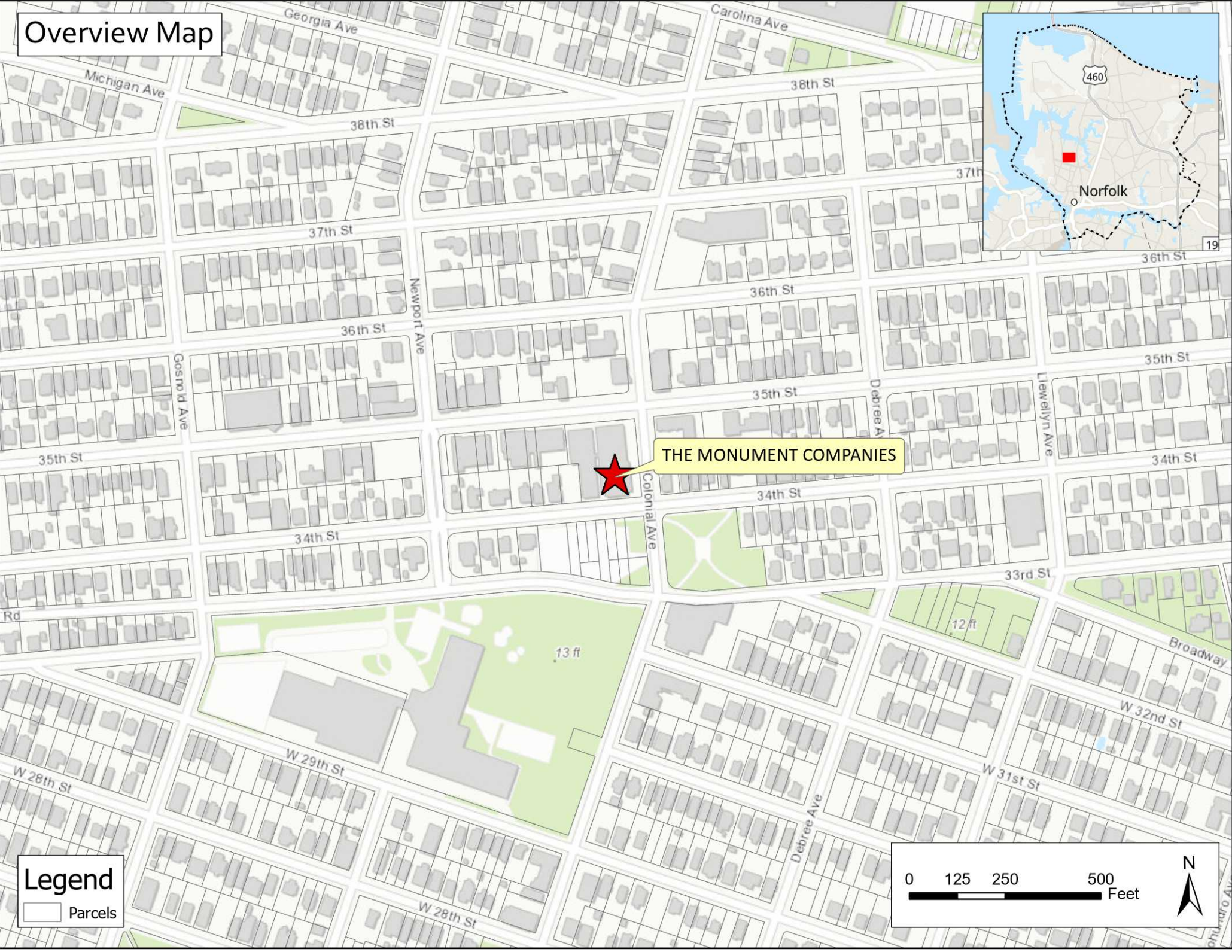
- (a) The site shall be developed in accordance with the conceptual site plan entitled "Park Place Methodist Church Adaptive Reuse," dated November 18, 2021, prepared by Kimley Horn, attached hereto and marked as "Exhibit A," subject to any changes required by the City during the Site Plan Review process.
- (b) The portion of the property that consists of the former church structures shall, after renovation, contain no more than 60 dwelling units.
- (c) No more than six (6) townhomes shall be developed on the site. All townhomes shall front Colonial Avenue with garages that load from the rear of the buildings.
- (d) A minimum of six (6) apartment units shall be made available as inclusionary units to individuals and families earning no more than 80% of the then current Virginia Beach-Norfolk-Newport News VA-NC MSA ("Area MSA") median income; provided, however, that the applicant shall not be prevented from renting any inclusionary unit in the ordinary course of its business after such unit has been made available for rent as inclusionary for at least sixty (60) consecutive days. Annually, the applicant must provide the Planning Department with certification that it has complied with this condition.

Section 4:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:  
Exhibit A (1 page)

# Overview Map




**Legend**

 Parcels

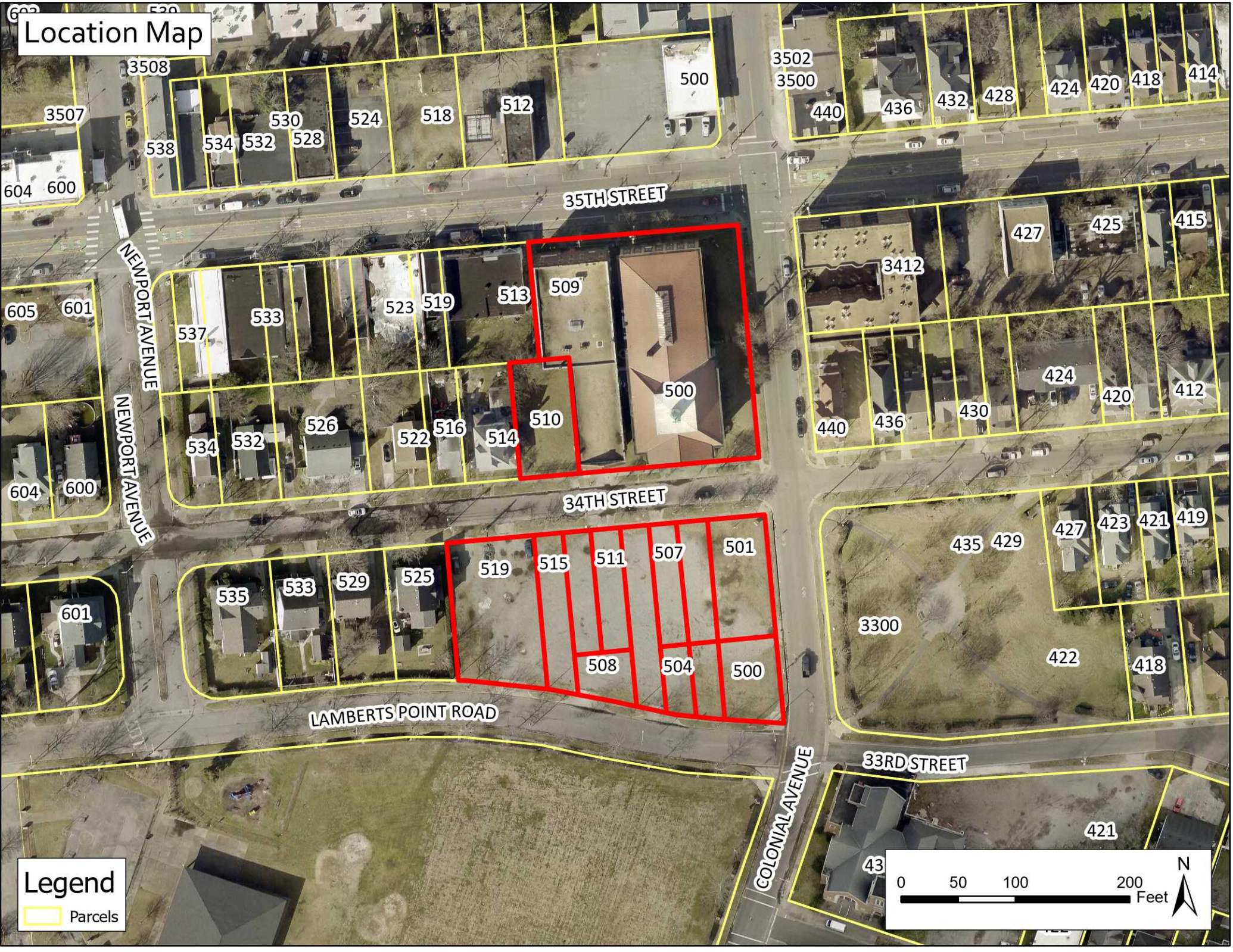
0 125 250 500 Feet

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# Location Map



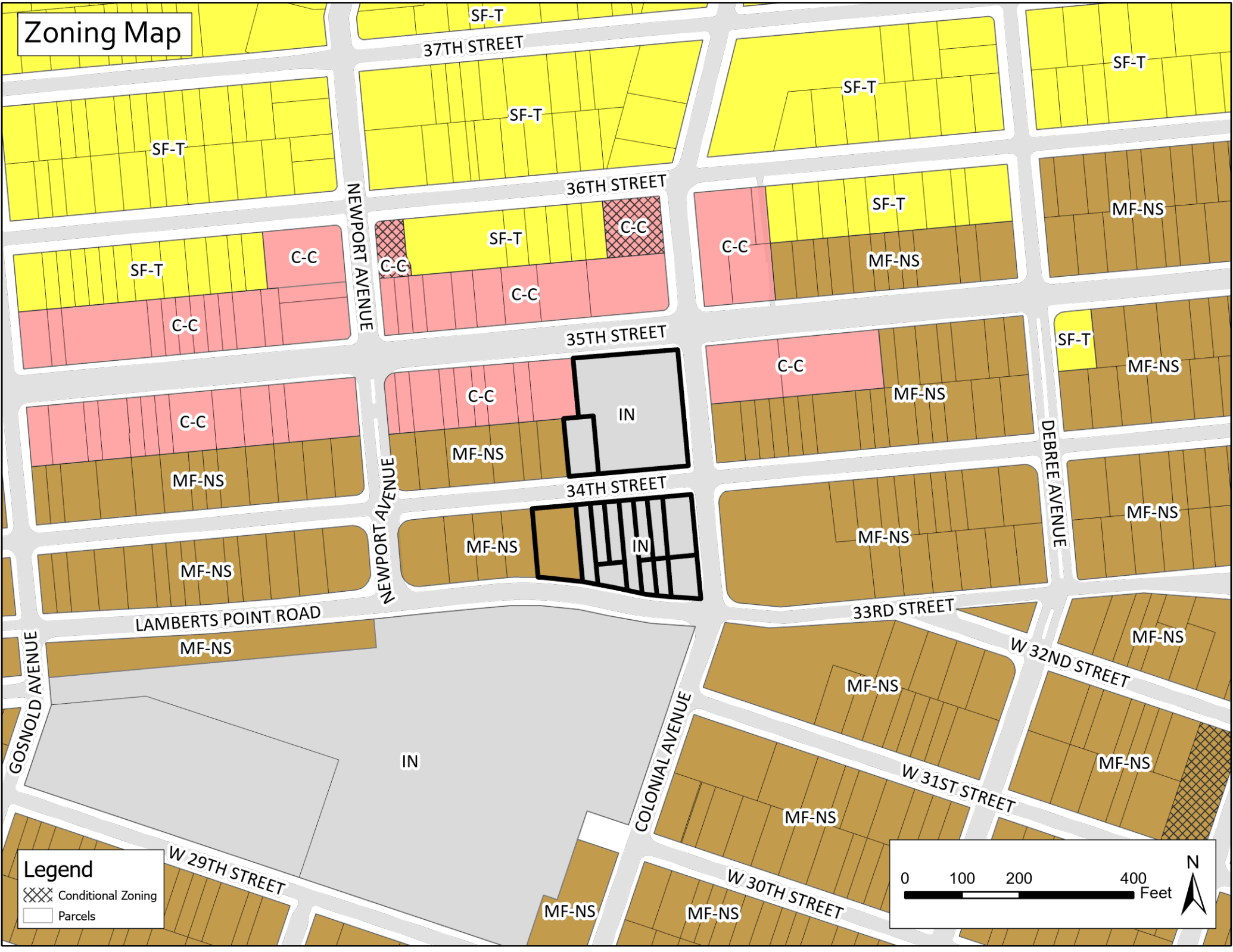
## Legend

Parcels





# Zoning Map



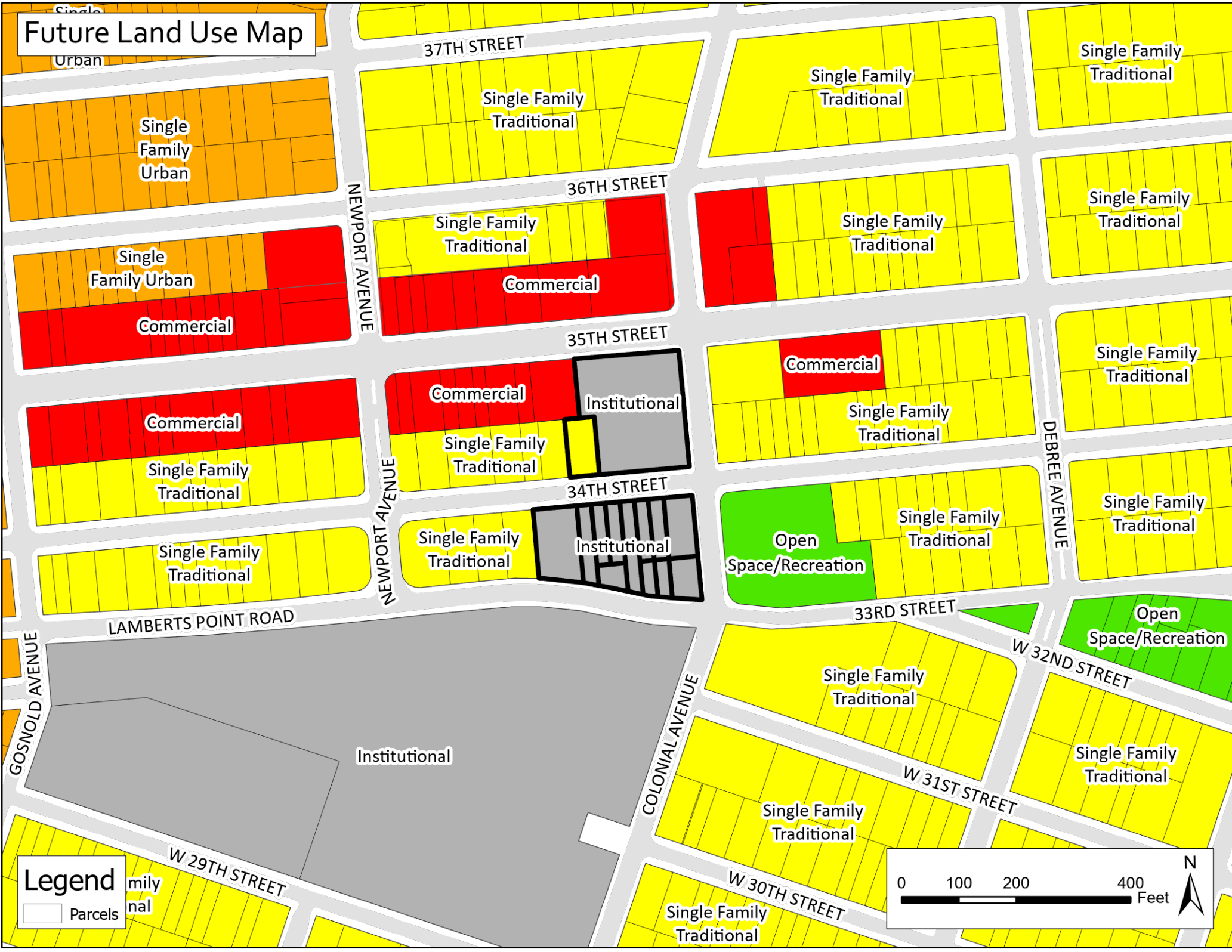
**Legend**

- Conditional Zoning
- Parcels

0 100 200 400 Feet

N

# Future Land Use Map





**Application  
Change of Zoning**

Date: 12/10/2021

**Change of Zoning:**

From: IN Zoning To: MF-NS Zoning

**DESCRIPTION OF PROPERTY**

Address: 500 W 34th St

Existing Use of Property: Park Place Methodist Church and Vacant Lot

Proposed Use: Multi-Family Apartments, Townhomes, and Parking Lot for Multi-Family

Current Building Square Footage: 0 SF Proposed Building Square Footage: 5,940 SF (townhomes)

Trade Name of Business (If applicable): \_\_\_\_\_

**APPLICANT\***

1. Name of applicant: (Last) Johnson (First) Chris (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): c/o The Monument Companies, 1425 E. Cary Street

(City): Richmond (State): VA (Zip Code): 23219

Daytime telephone number of applicant: ☐ 804-303-7347

E-mail address: cjohnson@themonumentcompanies.com

**AUTHORIZED AGENT\* (if applicable)**

2. Name of applicant: (Last) Dallman (First) David (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): c/o Kimley-Horn & Associates, Inc., 4525 Main St., Suite 1000

(City): Virginia Beach (State): VA (Zip Code): 23462

Daytime telephone number of applicant: ☐ 757-213-8600 Fax: ☐ \_\_\_\_\_

E-mail address: David.Dallman@kimley-horn.com

**DEPARTMENT OF CITY PLANNING**  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569  
(Revised July, 2018)

**Application**  
**Change of Zoning**  
**Page 2**

**PROPERTY OWNER\***

The Elizabeth River District Board of Mission Inc

3. Name of property owner: (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 815 Baker Rd #301

(City): Virginia Beach (State): VA (Zip Code): 23462

Daytime telephone number of owner: ☐ 757 478 2894

E-mail address: Marilyn L @ Marilyn L . com

\*(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

**CIVIC LEAGUE INFORMATION**

Civic League contact: Charles Johnson Jr

Date meeting attended/held: 11/15/2021

Ward/Super Ward information: 27

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Seonyoung Kim, District Superintendent

Print name: \_\_\_\_\_ Sign: Seonyoung Kim 12/8/2021  
 (Property Owner) (Date)

Print name: Chris Johnson Sign: [Signature] 12/8/21  
 (Applicant) (Date)

(If Applicable)

Print name: David Dallman Sign: [Signature] 12/9/21  
 (Authorized Agent Signature) (Date)



LEGAL DESCRIPTION by  
Old Republic National Title Insurance Company  
Commitment No. BT21-0586(RL):

PARCEL I:

ALL those certain lots, pieces of parcels of land, with buildings and improvements thereon, known as the site of Park Place Methodist Church, numbered 500 West 34th Street, lying, situate and being in the City of Norfolk, Virginia, designated as Lots 9, 10 , 12, 13, 14, 15, 23, 24, 25, 26, 27 and 28, Block 17 as shown on the plat of Virginia Place, duly recorded in the Clerk's Office, Circuit Court of the City of Chesapeake (formerly Norfolk County), Virginia in Map Book 4, at pages 60 and 61.

BEGINNING at a point on the southern side of 35th Street at the northeastern corner of Lot Fifteen (15), on said plat and running thence in a southerly direction along the western side of Colonial Avenue a distance of one-hundred (100) feet to the southeastern corner of Lot 15; thence from the northeastern corner of Lot Twenty-eight (28) on said plat, and running thence in a southerly direction along the western side of Colonial Avenue a distance of one-hundred (100) feet to the southeastern corner of Lot 28; thence westerly on 34th Street along the southern line of Lots 28, 27, 26, 25, 24 and 23, a total distance of one-hundred fifty (150) feet, to a point designated as the southwestern corner of Lot 23; thence in a northerly direction along the western line of said Lot 23, a distance of one-hundred (100) feet to a point designated as the northwestern corner of Lot 23; thence in a westerly direction along the southern line of Lot Nine (9), a distance of twenty-five (25) feet to a point designated as the southwestern corner of Lot Nice (9); thence in a northerly direction along the western line of said Lot Nine (9), a distance of one-hundred (100) feet, to a point designated as the northwestern line of Lot Nine (9); thence in an easterly direction on 35th Street along the northern lines of Lots 9, 10, 11, 12, 13, 14 and 15, a total distance of one-hundred seventy-five (175) feet to the point of beginning.

This parcel has an address of 500 34th Street, Norfolk, VA 23508.

PARCEL II:

ALL those certain lots, pieces of parcels of land, with the buildings and improvements thereon, situate and being in the City of Norfolk, Virginia, designated as Lots 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 22, on the plat entitled "Virginia Place", which plat is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake (formerly Norfolk County), Virginia in Map Book 4, at pages 60 and 61.

This parcel is made of the following addresses:

501, 505, 507, 509, 519, 513, 511, 515 34th Street, Norfolk, VA 23508.

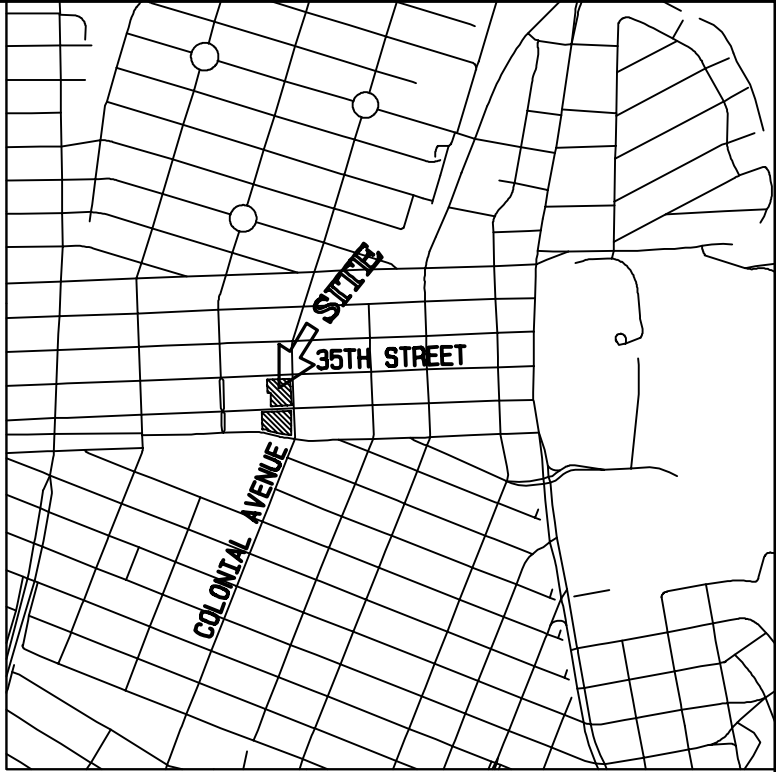
508, 504, 502, 500 Lamberts Point Road, Norfolk, VA 23508.

BEING the same real estate conveyed to The Elizabeth River District Board of Mission, Inc., by Deed from John Schroeder, Mary Barnette, Rita Sure Davis and Merlynn Powell, Trustees of The Park Place United Methodist Church, dated January 11, 2018, recorded February 5, 2018 in the Clerk's Office, Circuit Court, Norfolk, Virginia as Instrument No. 180002323.

METES AND BOUNDS:

PARCEL I:  
Beginning at a point where the western line of Colonial Avenue intersects the southern line of 35th Street, said point being the Point of Beginning. Thence South 05°17'20" East, along the western line of Colonial Avenue, a distance of 200.00 feet; thence South 84°39'40" West, a distance of 150.00 feet; thence North 05°17'20" West, a distance of 100.00 feet; thence South 84°39'40" West, a distance of 25.00 feet; thence North 05°17'20" West, a distance of 100.00 feet; thence North 84°39'40" East, a distance of 175.00 feet to the Point of Beginning. Containing 0.7461 ACRES, more or less.

PARCEL II:  
Beginning at a point where the western line of Colonial Avenue intersects the southern line 34th Street, said point being the Poing of Beginning. Thence South 05°17'20" East, along the western line of Colonial Avenue, a distance of 176.00 feet; thence North 85°15'24" West, a distance of 91.40 feet; thence North 77°35'22" West, a distance of 167.95 feet; thence South 05°17'20" East, a distance of 4.19 feet; thence South 85°58'00" West, a distance of 24.94 feet; thence North 05°19'29" West, a distance of 112.42 feet; thence North 84°39'40" East, a distance of 275.00 feet to the Point of Beginning. Containing 0.9054 ACRES, more or less.



VICINITY MAP

Notes:

- a) Said described property is located within an area having a Zone Designation "AE" and "Shaded Zone X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 5101040018H, with a date of identification of February 17, 2017 for Community Panel No.510104, in the City of Norfolk, State of Virginia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- b) PARCEL I has direct physical access to 35th Street, Colonial Avenue and 34th Street, all being a dedicated public street or highway. PARCEL II has direct physical access to 34th Street, Colonial Avenue and Lamberts Point Road, all being a dedicated public street or highway.
- c) The number of actual parking spaces located on the subject property is 0.
- d) The property described hereon is the same as the property described in Old Republic National Title Insurance Company, Commitment No. BT21-0586 (RL): with an effective date of June 10, 2021, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- e) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Virginia.
- f) The property is serviced by Public Sewer and Water.
- g) PARCEL I Property Address is Known as No. 500 34th Street and 501 35th Street, Norfolk, VA 23508. PARCEL II consists of 12 Tax Parcels known as: 501, 505, 507, 509, 511, 513, 515 and 519 34th Street AND 500, 502, 504 and 508 Lamberts Point Road, Norfolk, VA 23508.
- i) PARCEL I is zoned IN: Institutional PARCEL II is zoned MF-NS: Multi-Family - Neighborhood-Scale
- j) There was no Observed evidence of current earth moving work, building construction or building additions at the time of the survey.
- k) There are no Proposed changes in street right of way lines, no observed evidence of recent street or sidewalk construction or repairs.
- l) There is NO Observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- m) Area of building is determined by exterior dimensions measured at ground level.

Exceptions:

- 1) NOT A SURVEY MATTER.
- 2) NOT A SURVEY MATTER.
- 3) NOT A SURVEY MATTER.
- 4) NOT A SURVEY MATTER.
- 5) NOT A SURVEY MATTER.
- 6) SEE CURRENT SURVEY.
- 7) SEE CURRENT SURVEY.

SURVEYOR CERTIFICATION

This survey is made for the benefit of:  
1) Old Republic National Title Insurance Company  
2) TMC Acquisitions, LLC  
3) TBD

This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(B) (1), 8, 9, 10(a), 11(1), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat: September 27, 2021,

James E. McKnight  
Land Surveyor No. 1926



ALTA/NSPS LAND TITLE SURVEY

OF TWO PARCELS SITUATED ALONG  
THE WESTERN LINE OF COLONIAL AVENUE,  
BETWEEN 35TH STREET AND LAMBERTS POINT ROAD,  
IN THE CITY OF NORFOLK, VIRGINIA.

CITY OF NORFOLK	VIRGINIA
SHEET 1 OF 2	DATE: SEPTEMBER 27, 2021
DRAWN BY: N. J. M.	CHECKED BY: J. E. M.

McKNIGHT & ASSOCIATES, P.C.  
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646



COLONIAL AVENUE

POINT OF BEGINNING  
PARCEL II

POINT OF BEGINNING  
PARCEL I

FEMA FLOOD ZONE "AE"

W 35TH STREET

W 34TH STREET

LAMBERTS POINT ROAD

LEGEND

- ◻ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = ELECTRIC MAN HOLE
- ⊙ = FIRE HYDRANT
- ⊙ = STREET SIGN
- ⊙ = BOLLARD
- ⊙ = POWER POLE
- ⊙ = LIGHT POLE



NAD 83  
NAVD 88



ALTA/NSPS LAND TITLE SURVEY

OF TWO PARCELS SITUATED ALONG  
THE WESTERN LINE OF COLONIAL AVENUE,  
BETWEEN 35TH STREET AND LAMBERTS POINT ROAD,  
IN THE CITY OF NORFOLK, VIRGINIA.

CITY OF NORFOLK
VIRGINIA
SHEET 2 OF 2
DRAWN BY: N.J.M.
CHECKED BY: J.E.M.
DATE: SEPTEMBER 27, 2021

REVISED:

GRAPHIC SCALE

30 0 30 60 90 120



**McKNIGHT  
& ASSOCIATES, P.C.**

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

JOB NUMBER: 89055723



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# PARK PLACE METHODIST CHURCH ADAPTIVE REUSE

ENTITLEMENT APPROACH  
HISTORICAL DESIGNATION  
REZONE IN TO MF-NS  
CUP FOR MULTI FAMILY GREATER  
THAN 24 UNITS

PROPOSED DEVELOPMENT  
APPROXIMATELY 60 APARTMENTS  
6 TOWNHOMES  
IMPROVED PARKING LOT





**APPLICATION  
CONDITIONAL USE PERMIT  
(Please print)**

Date 12/10/2021

**DESCRIPTION OF PROPERTY**

Address: 500 W 34th St

Existing Use of Property: Park Place Methodist Church

Proposed Use: Multi-Family Apartments

Current Building Square Footage: 21,175 SF Proposed Building Square Footage: 21,175 SF

Trade Name of Business (if applicable): \_\_\_\_\_

**APPLICANT\***

1. Name of applicant: (Last) Johnson (First) Chris (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): c/o The Monument Companies, 1425 E. Cary Street

(City): Richmond (State): VA (Zip Code): 23219

Daytime telephone number of applicant: ☐ 804-303-7347

E-mail address: cjohnson@themonumentcompanies.com

**AUTHORIZED AGENT\* (if applicable)**

2. Name of applicant: (Last) Dallman (First) David (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): c/o Kimley-Horn & Associates, Inc., 4525 Main St., Suite 1000

(City): Virginia Beach (State): VA (Zip Code): 23462

Daytime telephone number of applicant: ☐ 757-213-8800 Fax ☐ \_\_\_\_\_

E-mail address: David.Dallman@kimley-horn.com

**Application**  
**Conditional Use Permit**  
**Page 2**

**PROPERTY OWNER\*** The Elizabeth River District Board of Mission Inc

3. Name of property owner: (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 815 Baker Rd #301

(City): Virginia Beach (State): VA (Zip Code): 23462

Daytime telephone number of owner: ☐ 751 478 2894

E-mail address: Marilyn L @ Marilyn - Com

\*(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

**CIVIC LEAGUE - BUSINESS ASSOCIATION - HOA INFORMATION**

Civic League contact: Charles Johnson Jr

Date meeting attended/held: 11/15/2021

Local Business Association (if applicable) contact: Columbus Grant

Date meeting attended/held: email communications on 11/16; PPBA scheduled this project for January meeting agenda

Home/Property/Condominium Owners Association (if applicable) contact: NA

Date meeting attended/held: NA

Ward/Super Ward information: 27

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Seonyoung Kim, District Superintendent

Print name: \_\_\_\_\_ Sign: Seonyoung Kim 12/8/2021  
 (Property Owner) (Date)

Print name: Chris Johnson Sign: [Signature] 12/8/21  
 (Applicant) (Date)

(If Applicable)

Print name: David Dallman Sign: [Signature] 12/7/21  
 (Authorized Agent Signature) (Date)

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2018)



**Description of Operations  
Conditional Use Permit**

Date: 12/10/2021

Trade name of business: \_\_\_\_\_

Address of business: 1425 E. Cary Street Richmond, VA 23219

Name(s) of business owner(s)\*: Thomas Dickey and Christopher Johnson

Name(s) of property owner(s)\*: The Elizabeth River District Board of Mission Inc

Daytime telephone number ( 804 ) 303-7347

\*If business or property owner is partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

Proposed Hours of Operation: **NA - Multi-family Apartment Building**

Weekday From: \_\_\_\_\_ To: \_\_\_\_\_

Friday From: \_\_\_\_\_ To: \_\_\_\_\_

Saturday From: \_\_\_\_\_ To: \_\_\_\_\_

Sunday From: \_\_\_\_\_ To: \_\_\_\_\_

A handwritten signature in blue ink is written over a rectangular box.

**Signature of Applicant**

LEGAL DESCRIPTION by  
Old Republic National Title Insurance Company  
Commitment No. BT21-0586(RL):

PARCEL I:

ALL those certain lots, pieces of parcels of land, with buildings and improvements thereon, known as the site of Park Place Methodist Church, numbered 500 West 34th Street, lying, situate and being in the City of Norfolk, Virginia, designated as Lots 9, 10 , 12, 13, 14, 15, 23, 24, 25, 26, 27 and 28, Block 17 as shown on the plat of Virginia Place, duly recorded in the Clerk's Office, Circuit Court of the City of Chesapeake (formerly Norfolk County), Virginia in Map Book 4, at pages 60 and 61.

BEGINNING at a point on the southern side of 35th Street at the northeastern corner of Lot Fifteen (15), on said plat and running thence in a southerly direction along the western side of Colonial Avenue a distance of one-hundred (100) feet to the southeastern corner of Lot 15; thence from the northeastern corner of Lot Twenty-eight (28) on said plat, and running thence in a southerly direction along the western side of Colonial Avenue a distance of one-hundred (100) feet to the southeastern corner of Lot 28; thence westerly on 34th Street along the southern line of Lots 28, 27, 26, 25, 24 and 23, a total distance of one-hundred fifty (150) feet, to a point designated as the southwestern corner of Lot 23; thence in a northerly direction along the western line of said Lot 23, a distance of one-hundred (100) feet to a point designated as the northwestern corner of Lot 23; thence in a westerly direction along the southern line of Lot Nine (9), a distance of twenty-five (25) feet to a point designated as the southwestern corner of Lot Nice (9); thence in a northerly direction along the western line of said Lot Nine (9), a distance of one-hundred (100) feet, to a point designated as the northwestern line of Lot Nine (9); thence in an easterly direction on 35th Street along the northern lines of Lots 9, 10, 11, 12, 13, 14 and 15, a total distance of one-hundred seventy-five (175) feet to the point of beginning.

This parcel has an address of 500 34th Street, Norfolk, VA 23508.

PARCEL II:

ALL those certain lots, pieces of parcels of land, with the buildings and improvements thereon, situate and being in the City of Norfolk, Virginia, designated as Lots 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Block 22, on the plat entitled "Virginia Place", which plat is recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake (formerly Norfolk County), Virginia in Map Book 4, at pages 60 and 61.

This parcel is made of the following addresses:

501, 505, 507, 509, 519, 513, 511, 515 34th Street, Norfolk, VA 23508.

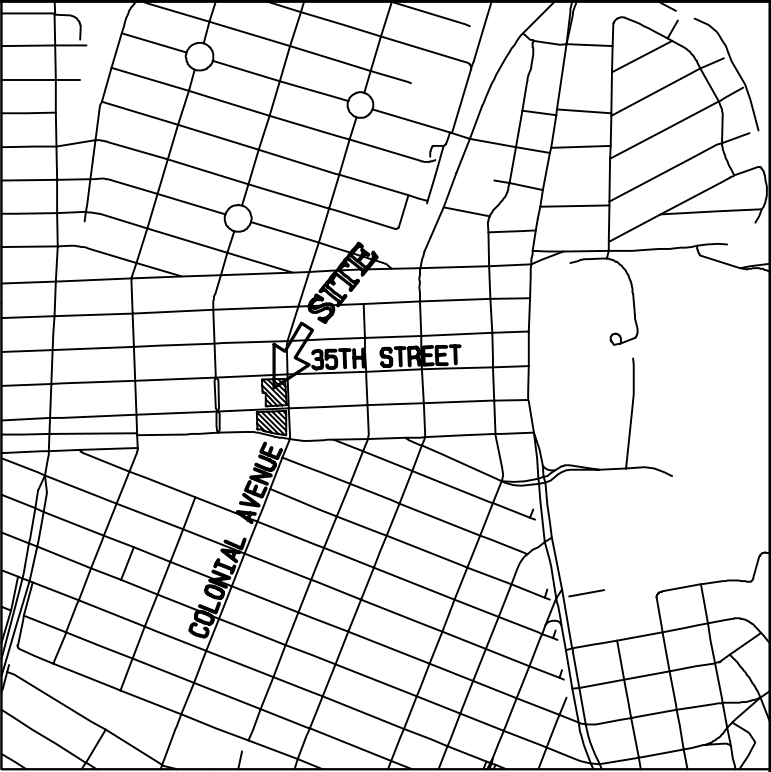
508, 504, 502, 500 Lamberts Point Road, Norfolk, VA 23508.

BEING the same real estate conveyed to The Elizabeth River District Board of Mission, Inc., by Deed from John Schroeder, Mary Barnette, Rita Sure Davis and Merlynn Powell, Trustees of The Park Place United Methodist Church, dated January 11, 2018, recorded February 5, 2018 in the Clerk's Office, Circuit Court, Norfolk, Virginia as Instrument No. 180002323.

METES AND BOUNDS:

PARCEL I:  
Beginning at a point where the western line of Colonial Avenue intersects the southern line of 35th Street, said point being the Point of Beginning. Thence South 05°17'20" East, along the western line of Colonial Avenue, a distance of 200.00 feet; thence South 84°39'40" West, a distance of 150.00 feet; thence North 05°17'20" West, a distance of 100.00 feet; thence South 84°39'40" West, a distance of 25.00 feet; thence North 05°17'20" West, a distance of 100.00 feet; thence North 84°39'40" East, a distance of 175.00 feet to the Point of Beginning. Containing 0.7461 ACRES, more or less.

PARCEL II:  
Beginning at a point where the western line of Colonial Avenue intersects the southern line 34th Street, said point being the Poing of Beginning. Thence South 05°17'20" East, along the western line of Colonial Avenue, a distance of 176.00 feet; thence North 85°15'24" West, a distance of 91.40 feet; thence North 77°35'22" West, a distance of 167.95 feet; thence South 05°17'20" East, a distance of 4.19 feet; thence South 85°58'00" West, a distance of 24.94 feet; thence North 05°19'29" West, a distance of 112.42 feet; thence North 84°39'40" East, a distance of 275.00 feet to the Point of Beginning. Containing 0.9054 ACRES, more or less.



VICINITY MAP

Notes:

- a) Said described property is located within an area having a Zone Designation "AE" and "Shaded Zone X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 5101040018H, with a date of identification of February 17, 2017 for Community Panel No.510104, in the City of Norfolk, State of Virginia, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- b) PARCEL I has direct physical access to 35th Street, Colonial Avenue and 34th Street, all being a dedicated public street or highway. PARCEL II has direct physical access to 34th Street, Colonial Avenue and Lamberts Point Road, all being a dedicated public street or highway.
- c) The number of actual parking spaces located on the subject property is 0.
- d) The property described hereon is the same as the property described in Old Republic National Title Insurance Company, Commitment No. BT21-0586 (RL): with an effective date of June 10, 2021, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- e) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Virginia.
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- m) Area of building is determined by exterior dimensions measured at ground level.

Exceptions:

- 1) NOT A SURVEY MATTER.
- 2) NOT A SURVEY MATTER.
- 3) NOT A SURVEY MATTER.
- 4) NOT A SURVEY MATTER.
- 5) NOT A SURVEY MATTER.
- 6) SEE CURRENT SURVEY.
- 7) SEE CURRENT SURVEY.

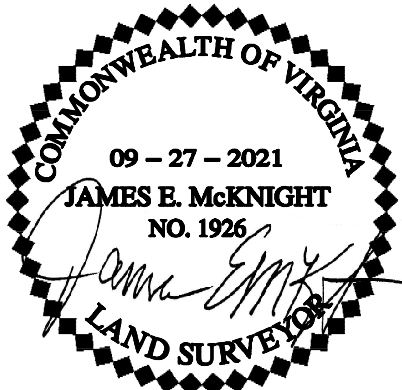
SURVEYOR CERTIFICATION

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2) TMC Acquisitions, LLC  
3) TBD

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Date of Plat: September 27, 2021,

James E. McKnight  
Land Surveyor No. 1926



ALTA/NSPS LAND TITLE SURVEY

OF TWO PARCELS SITUATED ALONG  
THE WESTERN LINE OF COLONIAL AVENUE,  
BETWEEN 35TH STREET AND LAMBERTS POINT ROAD,  
IN THE CITY OF NORFOLK, VIRGINIA.

CITY OF NORFOLK	VIRGINIA
SHEET 1 OF 2	DATE: SEPTEMBER 27, 2021
DRAWN BY: N. J. M.	CHECKED BY: J. E. M.



McKNIGHT  
& ASSOCIATES, P.C.  
LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE  
RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646



COLONIAL AVENUE

POINT OF BEGINNING  
PARCEL II

POINT OF BEGINNING  
PARCEL I

FEMA FLOOD ZONE "AE"

W 35TH STREET

W 34TH STREET

LAMBERTS POINT ROAD

LEGEND

- WATER METER
- WATER VALVE
- ELECTRIC MAN HOLE
- FIRE HYDRANT
- STREET SIGN
- BOLLARD
- POWER POLE
- LIGHT POLE



NAD 83  
NAVD 88



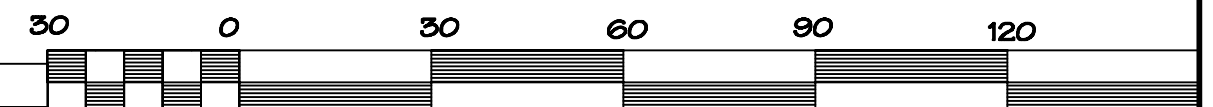
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IN THE CITY OF NORFOLK, VIRGINIA.

CITY OF NORFOLK
VIRGINIA
SHEET 2 OF 2
DRAWN BY: N.J.M.
CHECKED BY: J.E.M.
DATE: SEPTEMBER 27, 2021

REVISED:

GRAPHIC SCALE



McKNIGHT  
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

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RICHMOND, VIRGINIA 23235  
TELEPHONE (804) 320-2646

JOB NUMBER: 89055723



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PARK PLACE  
METHODIST CHURCH  
ADAPTIVE REUSE

ENTITLEMENT APPROACH  
HISTORICAL DESIGNATION  
REZONE IN TO MF-NS  
CUP FOR MULTI FAMILY GREATER  
THAN 24 UNITS

PROPOSED DEVELOPMENT  
APPROXIMATELY 60 APARTMENTS  
6 TOWNHOMES  
IMPROVED PARKING LOT



Face, Edward W Co Inc, The  
Po Box 6300  
Norfolk VA 23508-0300

Andrews, Celestine  
519 W 36th St  
Norfolk VA 23508-3107

Brown, Wardell  
434 W 34th St  
Norfolk VA 23508-3225

Boukhriss8, Llc  
617 Botetourt Gdns  
Norfolk VA 23507-1803

May, Charles T Jr  
344 White Dogwood Dr  
Chesapeake VA 23322-4130

Dacosta, Alisha  
625 Liberty Hill Pass  
Morrisville NC 27560

Dacosta, Alisha  
625 Liberty Hill Pass  
Morrisville NC 27560

Norfolk Bible Baptist Church Trs  
3500 Colonial Ave  
Norfolk VA 23508-3212

Lewis, Matthew L Jr  
430 W 34th St  
Norfolk VA 23508-3225

509 W 36th Street, Llc  
6947 Coal Creek Pkwy Se Unit 431  
Newcastle WA 98059-3136

City Of Norfolk  
810 Union St Rm 900  
Norfolk VA 23510-2717

Thomas, Patricia M  
522 W 34th St  
Norfolk VA 23508-3140

Doles, Jesse L & Ugertha C  
2401 Nw 23rd St Ste 1a1  
Oklahoma City OK 73107-2420

Kt1 Properties, Llc  
P O Box 10475  
Virginia Beach VA 23450-0475

Hopkins, Victoria K & William E  
517 W 36th St  
Norfolk VA 23508-3108

Russell, Clinton D & Donnetta C  
529 W 34th St  
Norfolk VA 23508-3139

Checkley, Reuben A & Marcelle L  
533 W 34th St  
Norfolk VA 23508-3139

Matarita, Gwendolyn Staton  
440 W 34th St  
Norfolk VA 23508-3225

Jordan, Patricia G Estate  
3415 Green Pine Ln  
Virginia Beach VA 23452-5902

Jordan, Patricia G Estate  
3415 Green Pine Ln  
Virginia Beach VA 23452-5902

Lsf9 Master Participation Trust  
3701 Regent Blvd Ste 200  
Irving TX 75063

Jordan, Curtis J & Nakia P  
525 34th St  
Norfolk VA 23508-3139

Balancio, Paulo E  
527 W 36th St Unit 101  
Norfolk VA 23508-3159

527 W 36th 102, Llc  
2421 Bowland Pkwy Ste 104  
Virginia Beach VA 23454-5200

Baker, Raymond G  
527 W 36th St  
Norfolk VA 23508-3159

527 W 36th 202 Llc  
1724 Potters Rd  
Virginia Beach VA 23454-4447

Dickerson, Shawn L  
527 W 36th St Unit 301  
Norfolk VA 23508-3159

527 W 36th 302, Llc  
2421 Bowland Pkwy Ste 104  
Virginia Beach VA 23454-5200

The Arkk Group, Llc  
3517 Radford Cir  
Chesapeake VA 23321-4739

The Arkk Group, Llc  
3517 Radford Cir  
Chesapeake VA 23221-4739

Davis, Don  
624 Georgia Ave Apt B  
Norfolk VA 23508-2912

Curry, Michael T & Jenice M  
533 W 36th St Unit 204  
Norfolk VA 23508-3107

Davis, Aaron D  
533 W 36th St Unit 303  
Norfolk VA 23508-3155

Colon-Padilla, Omar E & Cristina E  
Po Box 6045  
Norfolk VA 23508-0045

Bembry, Rhudolph Jr  
535 W 36th St Unit 105  
Norfolk VA 23508-3154

The Arkk Group, Llc  
3517 Radford Cir  
Chesapeake VA 23321-4739

Jackson, Ronald & Azeb  
5000 Dogwood Trl  
Portsmouth VA 23703-3806

535 West 36th Street, Llc  
3603 County St  
Portsmouth VA 23707-3103

Jenkins, Carmen Feliz  
535 W 36th St Unit 305  
Norfolk VA 23508-3154

Ocean State Holdings, Llc  
302 Bubble Creek Ct Unit 6  
Fayetteville NC 28311-1369

Lewis, Matthew L Jr  
430 W 34th St  
Norfolk VA 23508-3225

Cooke & May, Llc  
344 White Dogwood Dr  
Chesapeake VA 23322-4130

Salaam Investment Group, Llc  
424 W 35th St  
Norfolk VA 23508-3202

Rose Of Sharon Revival Ctr Ch Trs  
523 West 35th St  
Norfolk VA 23508-3101

Cooke & May, Llc  
344 White Dogwood Dr  
Chesapeake VA 23322-4130

Sol, William H  
514 W 34th St  
Norfolk VA 23508-3140

Fulford, Veda M  
428 W 34th St  
Norfolk VA 23508-3225

Cooke & May, Llc  
344 White Dogwood Dr  
Chesapeake VA 23322-4130

Lomah, Llc  
2525 Oconee Ave Ste 101  
Virginia Beach VA 23454-3997

Loney, Josh D  
6145 Sewells Point Rd  
Norfolk VA 23513

Holmes, Patricia  
532 W 34th St  
Norfolk VA 23508-3140

Aikens, Ida K  
119 W 38th St  
Norfolk VA 23504-1204

Colonial Hall Associates  
4029 Ironbound Rd Ste 200  
Williamsburg VA 23188-2549

Browne, Glenn H  
526 W 34th St  
Norfolk VA 23508

Stroud, Roger G  
521 W 36th St  
Norfolk VA 23508-3107

The Elizabeth River District Board Of  
Mission, Inc  
815 Baker Rd Ste 301  
Virginia Beach VA 23462-1004

G.W.C. Brown Legacy Education Fund  
Po Box 2433  
Norfolk VA 23501-2433

G.W.C. Brown Legacy Education Fund  
Po Box 2433  
Norfolk VA 23501-2433

The Elizabeth River District Board Of  
Mission, Inc  
815 Baker Rd Ste 301  
Virginia Beach VA 23462-1004

The Elizabeth River District Board Of  
Mission, Inc  
815 Baker Rd, Ste 301  
Virginia Beach VA 23462-1004

The Elizabeth River District Board Of  
Mission, Inc  
815 Baker Rd Ste 301  
Virginia Beach VA 23462-1004

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Missions, Inc  
815 Baker Rd Ste 301  
Virginia Beach VA 23462-1004

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Virginia Beach VA 23462-1004

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Mission, Inc  
815 Baker Rd Ste 301  
Virginia Beach VA 23462-1004

The Elizabeth River District Board Of  
Mission, Inc  
815 Baker Rd Ste 301  
Virginia Beach VA 23462-1004

Old Manchester Plaza Iii, Lp  
927 Hull St  
Richmond VA 23224-4069

Old Manchester Plaza Iii, Lp  
927 Hull St  
Richmond VA 23224-4069

Old Manchester Plaza Iii, Lp  
927 Hull St  
Richmond VA 23224-4069

## Kirch-Kelling, Joy M

---

**From:** Kirch-Kelling, Joy M  
**Sent:** Wednesday, February 23, 2022 6:50 PM  
**To:** Kirch-Kelling, Joy M  
**Subject:** FW: Park Place UMC Project

---

**From:** John Porter <[john@handsomebiscuit.com](mailto:john@handsomebiscuit.com)>  
**Sent:** Wednesday, February 23, 2022 3:46 PM  
**To:** Tom Dickey <[TDickey@themonumentcompanies.com](mailto:TDickey@themonumentcompanies.com)>  
**Cc:** Pollock, Susan <[susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)>  
**Subject:** Park Place UMC Project

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

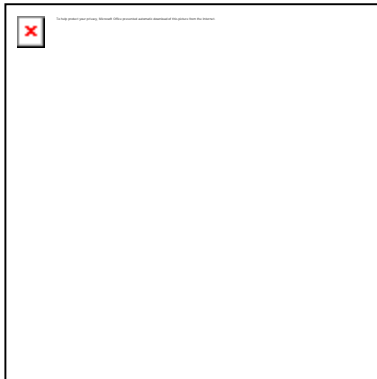
---

Tom--the Railroad District Business Association has voted to support your redevelopment project at 35th/34th Streets at Colonial Avenue. Best of luck.

Sincerely--

--

**John Porter, Founder**  
(757) 450-4303





Est. 2013

### Handsome Biscuit

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Railroad District Location  
[2511 Colonial Avenue](#)  
M-Fri 8a-2p / Sat 8a-3p / Sun 8a-3p

[Instagram](#) | [Website](#) | [Catering](#) | [Toast](#)

**Archived:** Tuesday, January 25, 2022 6:03:12 PM  
**From:** [Williams, Sherri](#)  
**Sent:** Wednesday, December 15, 2021 1:04:40 PM  
**To:** [Bland, Raven K](#) [Doyle, Courtney Royster, Danica](#) [kudosce@yahoo.com](mailto:kudosce@yahoo.com)  
**Cc:** [Kirch-Kelling, Joy M](#)  
**Subject:** New Planning Commission Items-500 34th Street  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[Application-CUP.pdf](#)  [Applications\\_Rezoning.pdf](#) 

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Attached please find the following information tentatively scheduled to be heard at the January 27, 2022 Planning Commission public hearing:

**THE MONUMENT COMPANIES**, for the following applications at 500 34<sup>th</sup> Street:

- a. Rezoning from IN (Institutional) to Conditional MF-NS (Multi-Family – Neighborhood Scale)
- b. Conditional Use Permit to allow more than 24 dwelling units.

The purpose of this request is to allow the construction of a multi-family apartment community with 60 apartments and 6 townhouse dwelling units.

Staff contact: Joy Kirch-Kelling at (757) 664-4756, [joy.kirch-kelling@norfolk.gov](mailto:joy.kirch-kelling@norfolk.gov)

Thank You

Sherri Williams  
City Planner I – City Clerk  
  
Planning Department  
810 Union Street | Suite 508  
Norfolk, VA 23510  
(757) 664-6771 office | (757) 618-5720 cell

Connect with us:

[www.norfolk.gov](http://www.norfolk.gov)





Date: 1/25/2022

From: Park Place Civic League, Zoning and Improvement Committee  
To: City of Norfolk Planning Commission, C/O George Homewood, Susan Pollock-Hart  
CC: David Dallman

This letter is in regard to the proposed development of the Park Place Methodist Church by Monument Companies

The Park Place Civic League Zoning and Improvement Committee is supportive of Monument Company's Park Place Methodist Church and Townhouse proposal to:

- Rezoning of the Park Place Methodist Church from Institutional to Conditional Multi-Family (MFN), and Historic Landmark (HL)
- Conditional Use Permit for more than 24 dwelling units. 60 apartments, 10% of which are inclusionary affordable housing at 80% or greater Median Area Income, and 6 townhouse dwelling units.

The Park Place Civic League Zoning and Improvement Committee position is that we offer our support for the installation of these changes.

The Park Place Civic League Membership will hear the presentation and vote at the general membership meeting February 7<sup>th</sup>, 2022.

Joe Hamm  
Keri Allen  
Co-chairs, Zoning and Improvement Committee

Charles Johnson  
President, Park Place Civic League



Date: 2/0/2022

From: Park Place Civic League (PPCL)

To: City of Norfolk Planning Commission, C/O George Homewood, Susan Pollock-Hart

CC; Christopher Johnson, David Dallman

The Park Place Civic League at its general membership meeting, February 7<sup>th</sup>, 2022, voted(majority) to support the Monument Companies proposal for:

- Rezoning the Park Place Methodist Church site, at 34<sup>th</sup> and Colonial Avenue from IN (Institutional) to Conditional MFNS (Multi-Family Neighborhood Scale) and HL (Historic Landmark) designation. Request will allow the construction of a multi-family apartment community with 60 apartments and 6 townhouse dwelling units.
- Conditional Use Permit for more than 24 dwelling units.

Submitted by,

Charles Johnson, Jr.

PPCL President

Keri Allen

PPCL Zoning and Improvement Committee Co-Chair



## PARK PLACE BUSINESS ASSOCIATION

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February 16, 2022

Mr. Chris Johnson, Principal  
The Monument Companies  
1425 East Cary Street  
Richmond, VA 23219

**RE: Park Place Methodist Church  
@ 500-519 34th Street & 500-508 Lamberts Point Road - Adaptive Reuse**

Dear Mr. Johnson,

At our February 2022 Business meeting, you submitted and presented the above referenced adaptive reuse project to create 68 apartments (10% affordable), 6 townhomes (to be privately sold), and an improved parking lot. Please be advised that the Park Place Business Association is not in the position to issue a letter of support for the project as it is currently proposed. We would be happy to work with the developer and the City to address the Community concerns regarding the lack of affordable housing and the loss of use of the sanctuary.


With the majority of the 35th Street commercial corridor being minority-owned, the percentage of affordable housing units should be increased. The \$1,200-\$1,400 monthly rent (for a 1 bedroom), as proposed, would price 80% of the residents out of the market and drive business owners out of the Park Place Community. The current multi-family affordable opportunities are substandard and the Community is in dire need of a new quality housing product, but that which residents can afford. If we can find a way to address this issue, (e.g. Monument increasing the number of affordable housing units, or the City working with another developer offering more affordable housing), and balance out or offset the displacement/gentrification that will be caused by the current proposal, then existing residents and business owners won't be adversely affected, and the PPBA will be able to issue a letter of support.



In addition, the sanctuary is currently used to host faith-based services for the Community. If converted to a 5,200+ square foot apartment, there will no longer be a designated space available to facilitate such events. Therefore, we request that the City and the developer work together to maintain a suitable space in the Community to continue hosting faith-based services. The sanctuary could easily serve as an auditorium, concert hall, etc., utilizing the space to benefit local residents. If this concern can be addressed as well, the PPBA will be able to issue a letter of support.

I am happy to work with you to address the aforementioned concerns. I can be reached via email at [columbus.grant3@gmail.com](mailto:columbus.grant3@gmail.com), or cell at (757) 234-1909 should you have any questions or require any additional information or assistance.

Respectfully,

A handwritten signature in cursive script that reads "Columbus Grant III". The signature is written in dark ink and is positioned above the typed name.

**Columbus Grant III, President**  
**Park Place Business Association**

February 23, 2022

Rodney Jordan  
304 West 36<sup>th</sup> Street  
Norfolk, VA 23508

Norfolk Planning Commission  
Commissioner Ramona Austin  
Commissioner Earl Fraley  
Commissioner Matthew Hales  
Commissioner Amanda Lloyd  
Commissioner Kevin Murphy  
Commissioner Kathryn Shelton  
Commissioner Kim Sudderth  
810 Union Street  
Norfolk, VA 23510

Re: Applications by The Monument Companies associated with 500 West 34<sup>th</sup> Street

Dear Honorable Members of the Norfolk Planning Commission:

I write in full support of The Monument Companies applications listed as items 2 and 3 on your February 24, 2022, Continued Agenda:

2. An Ordinance to Rezone Properties Located at 501 to 509 35th Street, 500 34th Street, 501 to 519 34th Street, and 500 to 508 Lamberts Point Road from IN (Institutional) District to MF-NS (Multi-Family - Neighborhood Scale) District and to Designate the Existing Building at 500 34th Street as a Norfolk Historic Landmark
3. An Ordinance Granting a Conditional Use Permit to Authorize Multi-Family Dwelling Units on Properties Located at 500 34th Street, 501 to 519 34th Street, 501 to 509 35th Street, and 500 to 508 Lamberts Point Road.

The proposed project and investment are significant accomplishments as part of Park Place's healthy neighborhood plan and strategy. Park Place families and stakeholders plus our city are mutually benefitting from the Visioning and Engagement Process (VEP) – later Plan – formed in collaboration with our Planning Department. If I am not mistaken, The Monument Companies' proposed historic reuse of the Park Place Methodist Church marks the largest market-rate rental development within the core of the Park Place subdivisions in decades. (The proposed project may be the largest market-rate historic development in all of ward 7.) When few investors were willing to take a chance on Park Place as a competitive neighborhood for residents of all incomes and backgrounds, The Monument Companies had the confidence to partner with the neighborhood with its previous adaptation of the former Colonial Boys & Girls Club. They are genuine healthy partners and serve as a model for others to follow. Through resident leadership, healthy partnerships, and developers committed to responsible

redevelopment as represented by Monument, Park Place is seeing positive growth toward its healthy neighborhood goals. To quote the nationally renowned healthy neighborhood consultants who authored the VEP with residents, *“We recommend that all Greater Park Place stakeholders adopt an outcome orientation. We subscribe to the axiom noted on page 4 that what you measure is what you get. If you measure meetings and meeting attendance that is what you will get. If you measure affordability that is what you will get. The problem to solve for in Greater Park Place is not a shortage of meetings, and not a shortage of affordable housing. It is diminished demand and subsequent disinvestment and resulting distress. The work of revitalization is to grow demand, and this is done by building on existing assets and protecting investments along the way to justify further investment and confidence that things are improving.”*

## Moving Forward

Transitional + Distressed Neighborhoods

I Receive  
↓  
Entitled + Dependent  
↓  
Wait for Others

---

Healthy Neighborhoods

I am Engaged + I Compete  
↓  
Self Reliant + Empowered  
↓  
Do It Yourself

---

Investment

czbLLC for City of Norfolk, VA

44

Adding additional units of housing targeted at or above 80% of area median income enhances purchasing power to support area business, provides greater economic stability for the neighborhood, and enhances neighborhood capacity which benefits individuals of all backgrounds. It helps to make a neighborhood healthier.



On a personal note, I am honored my immediate family takes to heart the commandment to love our neighbors as we love ourselves. My children, now adults, were raised on 36<sup>th</sup> Street just a few blocks over from the proposed project. What I wanted for my children, I wanted for all children; likewise, my neighbors wanted the same. However, arriving at that point was a journey. Many believed Park Place was a neighborhood of deficits worthy of pity

and missionary impulse. Over the past decade Park Place resident-leaders and others fought against that “old normal” thinking and led the charge toward a better, healthier, diverse neighborhood where all are welcome. Park Place is a neighborhood of growing strengths upon which we should build. Respectfully, I request your continued support of Park Place’s rise and competitiveness, where performance is rewarded and where it makes sense for one to invest their time, energy, and financial resources to maintain and upgrade their blocks while managing the neighborhood on a day-to-day basis resulting in continual investment. Your support of item #2 and item #3 will signal further our City’s commitment to resident-led, positive neighborhood change.

Please vote in support of the proposed project and the healthy neighborhood pioneering Park Place is leading.

Respectfully,

Rodney Jordan

Cc: Mr. George Homewood, Director of City Planning



February 21, 2022

Ms. Joy Kelling, Planner I  
City of Norfolk Planning Department  
Norfolk, VA 23510

Dear Ms. Kelling,

I am writing to express our excitement and support for the Rezoning and Conditional Use Permit (CUP) for the Park Place United Methodist Church at 34<sup>th</sup> and Colonial. We are the current owner of the property which has been for sale for some time. We were particularly excited to see that The Monument Companies has voluntarily agreed to make the building a Norfolk Historic Landmark (provided the rezoning and related CUP is approved). Furthermore, we are confident in Monument's ability to get this project done, as they have completed many similar projects in Park Place.

We are hopeful this project can be approved so the church building can be around for future generations, and we are also excited about using the sale proceeds to further the important faith-based mission of the Elizabeth River District.

Sincerely,

*Seonyoung Kim*

Seonyoung Kim  
President, Board of Missions  
Elizabeth River District

## Preserving the Old Park Place United Methodist Church, *For The Community*

### ***A Business & Social Perspective***

Joe McDaniel, M.Ed., MBA

Pastor, The Bridge of Faith Family Church

President, The Empowerment Center for Children, Youth and Families, Inc.

- I. From a business perspective, if the church becomes residential in zoning, it would only draw 60+ new occupants to the Park Place District, but if it remains an institutional zoning, the new revitalization of the institution could draw an endless well of **future business traffic**.
- II. There is no public auditorium, concert hall, performing arts center or similar **public venue** in the Park Place area with a seating capacity of 800+ for the local citizens to enjoy. As the community develops, this type venue would be valuable. I would recommend leaving the property in the hands of the community, than in a for-profit entity's hands, who primarily supports their own financial objectives.
- III. Given the **significant commercial road frontage** of the existing institution on the 35<sup>th</sup> St. District, the property should lend itself to supporting on-going commercial efforts under the institutional /commercial zoning. However, under a residential, the business district would not be able to capitalize on the significant 35<sup>th</sup> street road frontage that it maintains.
- IV. The church institution has **significant historical and architectural value**, which would better lend itself to another church, or extra-curricular institution, business development center, business incubation center, performing arts center, theatre or entertainment center, rather than residential dwellings - apartments.
  - a. The church has **stained-glass WWII memorials** embedded inside the walls and windows, which can only be viewed from the inside of the institution. It would be **disrespectful to veterans** to cover those war memorials simply to create (1) 5,200 sq/ft bedroom. In such case, the public would not be able to tour the memorials, as they would become private to the residents.
  - b. The church has many antique fixtures, i.e., a (nearly functional) 3-story antique pipe organ that remains installed and intact. The organ is approaching 100 years old and could be fully restored and preserved for the community and for the historical preservation for generations to come. To preserve these fixtures would be to preserve history, which is the intended use of the historical tax funding that Monument Construction intends to acquire. Constructing bedrooms to cover the **100 year-old 3-story pipe organ** would not be a good use of federal

historic tax dollars, as the historic tax credits are made available to preserve this wonderful piece of history. Decisions in favor Monument Constructions intentions to create apartments would be improper, unethical, and a poor reflection upon the cultural foresight of the City of Norfolk Planning Commission and Norfolk City Council.

- V. The 35<sup>th</sup> Street Business District is **the only predominantly Black-owned district in the entire City of Norfolk** This two-block strip has a higher than normal concentration of black-owned “commercial” property. Unfortunately, this Black-owned business district has been neglected and largely abandoned by the City of Norfolk to the looming threat of gentrification, capitalistic power, lack of foresight, inactive development by the City and lack of compassion for minority populations. Leaving the institutional zoning intact could possibly save “the only” Black Business District in the City of Norfolk. While the 35<sup>th</sup> St. Business Corridor is very small and in need of repair and development, the historic business district, should be protected and developed commercially. A vote in favor of residential zoning could further damage the minority business property owners, which are already weakened through the pandemic.
- a. If the institution were to be made residential, the market that Monument Construction serves would largely be **inconsistent with the market of the Park Place Business Association**. The Park Place Community is approximately 60% African American. It is my guestimation is that Monument’s Property Management’s market (of their 500+ plus units in the area) is predominantly white - 60%-80% white. I inquire with Monument to confirm this, however no response has been provided at the time of this document.
  - b. PlanNorfolk 2030 calls for housing that allows existing residents and ethnicities to remain in their own communities and with their families and friends, as they age. A decision in favor of Monument Construction would be inconsistent with the City’s own plan for its residents, who desperately need more than 6 units for the elderly and low-income housing. As such, this historic tax fund project doesn’t lend itself to assisting the elderly or those who need affordable housing, as PlanNorfolk 2030 does not supports this type of project in this type of community. A decision in favor of Monument would be **inconsistent with Plan Norfolk 2030**.
- VI. There are **already approximately 8-10 large apartment buildings** (renter-based dwellings) within just a few blocks of the institution in question – to include a very large apartment complex directly across the street – Colonial Apartments.

- a. A **significant amount of apartment units are already owned and/or managed by Monument** or Monument Subsidiary/affiliate companies. I would submit that if more apartments are authorized, ownership should favor minority occupants and minority property owners, given this company has had their fair share of City supported projects.
  - b. The City's endorsed Plan for the Park Place Community for years has been to favor more single family dwellings to stabilize the volatility of a renter-based community. This project is inconsistent with these plans. **Not giving ample opportunity to minority developers** could appear to be discriminatory.
- VII. There is a **high probability that the existing church-institution would be purchased by minorities** and developed by minorities, under "institutional zoning". However, if the City votes to change the zoning, in favor of Monument Construction, a white-owned for-profit company, then the institution loses all opportunity to be acquired and preserved by minorities, in a community that is predominantly minority. I would recommend that the City of Norfolk support efforts of minority businesses and minority property ownership.
- VIII. **Freemason Abbey** (a downtown restaurant) was once a church – a religious institution. The church was converted into a business – commercial zoning, which allows the general public to still enjoy the beautiful history, architecture and artifacts of the historic 2<sup>nd</sup> Presbyterian site. If that location was made an apartment building, then birthdays, wedding anniversaries, engagement proposals and family gatherings or business gatherings could never take place there. Allow the **wise precedence of Norfolk's true character** to prevail, so that the community at large benefits from this historical site, rather than a profit company.
  - a. A decision in favor of Monument Construction would **keep the internal history** of the institution private to the residents only, rather than for tourists, customers, parishioners or the community at large.
- IX. The City made little to no effort to acquire and restore **the beloved Boys and Girls Club**, which so many mourned the loss over. Instead, Monument Construction is profiting handsomely with the project, while the youth of the Park Place community are not. Today, there is still no Boys and Girls Club. In fact, it is said that the Park Place Recreational Center may never again reopen, leaving disenfranchised youth on the backburner again.
  - a. Organizations once housed in the Church supported hundreds of children with **FREE summer camp**. Donated thousands and thousands of **FREE toys annually** to the children of Park Place; **fed countless** poor and homeless citizens who were hungry and in need of shelter; **educated many** children who needed remedial learning support, and on and on. This existing institution is not the Boys and Girls



Club, but it is **currently in operation** and all that the children of Park Place have that is completely free to them, in close proximity and outside of school hours. I would strongly recommend that the City of Norfolk **support the minority children** of Park Place, by preserving this site as institutional and not residential. This is the right thing to do.

- X. Given Monument's acquisition of several residential and commercial properties in the area, **Monument Construction will not suffer any significant loss** if the church property is not acquired, **but the Children of Park Place and the minority businesses of Park Place will** continue to suffer loss if the City of Norfolk continues to turn a blind eye to the real needs of its residents. The needs of Park Place are not housing; but rather a safe and prosperous future safe outlets and recreation, for the community, and its children.
- XI. **Generational Poverty is a sustained problem** in the African American communities of Norfolk, and Park Place in particular. The PPBA would like to see the City take more efforts to support upward mobility in Black Business. This Park Place church/institution could be a place of learning and incubation for future and existing Black Businesses. The PPBA asks that the City of Norfolk help save the Business District of Park Place. As monument continues to move in and capitalize on the area, they are slowly destroying the Black Business District, as they continue to pursue commercial and institutional properties for residential gain. In 2022, how do we still allow white power to take the positions and property of Black people.

## Kirch-Kelling, Joy M

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**From:** Joe McDaniel <pastor.joe.mcdaniel@gmail.com>  
**Sent:** Monday, February 21, 2022 4:25 PM  
**To:** Perry, Susan; Homewood, George; earlfraleyjr@gmail.com; Sudderth, Kim  
**Subject:** In Opposition to the Monument Zoning Request  
**Attachments:** Park Place UMC - Position Paper - Joe McDaniel - Park Place Church copy.pdf

\*\*\* This is an EXTERNAL email. Please exercise caution. \*\*\*

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Good Afternoon Norfolk Planning Commission Members,

I pray this note finds you all well.

I am Pastor Joe McDaniel, Pastor of The Bridge of Faith Family Church of Park Place, Norfolk. I am communicating regarding my opposition to the Monument Construction request for a zoning change from Institutional to Residential.

I have very deep and detailed concerns listed in two locations:

1. Position Paper - (attached)
2. Position Website: <https://savethechurch.net>

My colleagues, ministry partners and I are petitioning the community, in opposition to Monument Construction's Application. While I have respect for Monument's quality of work and benefit to the City, the Church is a terrible location for the proposed project.

I have not acquired emails from all of the members of the Planning Commission. I kindly request that you forward this email to any members whose emails are missing.

Please feel free to contact me, if you have any questions or concerns.

In His Grace,

- joe mcdaniel

January 19, 2022

Honorable Mayor and City Council,

Re: Park Place Methodist Church - Adaptive Re-use

The purpose of this correspondence is to provide comments and recommendations on the above-referenced project. Due to the 5 month lapse in time from the initial meeting request in October of 2021 to the planned meeting this February, we request that you defer action on this development until such time to allow the applicant to introduce the adaptive re-use plan for the church to neighborhood stakeholders and explain its impact on 2022 Park Place. We have learned that the current concept plan has been submitted to the Planning Department and is scheduled to be heard on January 27th, 2022 at the Planning Commission meeting. For the record, the Park Place Business Association attempted to schedule a meeting with the applicant upon first learning of the project months ago, and has yet to have been afforded the opportunity to meet, nor adequately review the project. The Park Place Business Association has finally been granted a meeting, which will occur at their next monthly meeting on February 3, 2022, during which stakeholders will finally have the opportunity to discuss the project and its impact on parking, traffic flow, existing businesses, and environmental impacts as it relates to Park Place and the 35th Street corridor.

We believe this is a reasonable request that will allow additional concerned stakeholders, not previously considered, the time to become informed about this project.

Respectfully,

NAME	ADDRESS
Latey Rashad	604 W. 35th St.
Donnell	424 W. 35th St Norfolk
Donnell	424 W. 35th St " "
Donnell	424 W 35th St " "
Donnell	424 W 35th " "
Donnell	424 W. 35th " "
Bilal Muhammad	614 W 35th Workshop

NAME	ADDRESS
Valerie Vaughan	851 W. 35 <sup>th</sup> St. Norfolk
K. Miller	2301 Colley Ave
Ernest Johnson	2301 Colley Ave
Ronnie S Clayton	2301 Colley Ave
Christopher Marshall	2301 Colley Ave Nor.
Sarena Corcoran	1015 Redgrate AVE
Reginald Curry	3515 Colley Ave Norfolk VA 23517
Sharif McCoy	317 W 38 St Norfolk Va.
Richard Reed	3837 Beach Ave Norfolk
Deborah	6111 Garby St Norfolk, VA 23505



NAME:	ADDRESS:
Columbus Grant	7652 GUINEAGLES RD NORFOLK VA 23505
REL D B	602 West 35th Apt 1100
Latif Rashed	604 West 35th St Apt. 1101
GREGORY THOMAS	602 W. 35 <sup>th</sup> ST. NW 27 1104 NORFOLK VA 23508
Quenley McAllister	600 W 35th, NORFOLK, VA 23508
Arkem Lyles	1104 RAIL ROAD, AVE
ALTON	703 W. 28th St #2 Norfolk VA 23508
Markus	2219 Colonial Ave
C. Brumfield	315 W 29th Norfolk, VA. 23500
Lekele Stephen	
Orville Crutch	902 29th St
Maneek S. Gensire	410 W 35th

PARK PLACE  
METHODIST CHURCH  
ADAPTIVE REUSE

ENTITLEMENT APPROACH  
HISTORICAL DESIGNATION  
REZONE IN TO MF-NS  
CUP FOR MULTI FAMILY GREATER  
THAN 24 UNITS

PROPOSED DEVELOPMENT  
APPROXIMATELY 60 APARTMENTS  
6 TOWNHOMES  
IMPROVED PARKING LOT

